



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott City Historic District ■ LAWYERS HILL Historic District

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

November Minutes

Thursday, November 3, 2016; 7:00 p.m.

The tenth regular meeting for the year 2016 of the Historic Preservation Commission was held on Thursday, November 3, 2016 in the C. Vernon Gray Room located at 3430 Court House Drive, Ellicott City, Maryland. Ms. Tennor moved to approve the October 6 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Erica Zoren, Bruno Reich

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Yvette Zhou, and Lewis Taylor

PLANS FOR APPROVAL

1. 14-78c – 8020-8022 Main Street, Ellicott City
2. 16-66c – 8098 Main Street, Ellicott City
3. 16-88 – 8137 Main Street, Ellicott City
4. 16-94 – 8289 Main Street, Ellicott City
5. 16-97 – 8210-8212 Main Street, Ellicott City
6. 16-89 – 3585 Church Road, Ellicott City
7. 16-90 – 8497 Frederick Road, Ellicott City
8. 16-91 – 8307 Main Street, Ellicott City
9. 16-92 – 8321 Main Street, Ellicott City
10. 16-93 – 3733 Old Columbia Pike, Ellicott City
11. 16-95 – 8307 Main Street, Ellicott City
12. 16-96 – 8307 Main Street, Ellicott City
13. 16-98 – 8004, 8008, 8012 Main Street, Ellicott City
14. 16-99 – 8316 Main Street/Stream channel wall under Ellicott Mills Brewing Company, Ellicott City
15. 16-100 – 8055 Main Street, Ellicott City
16. 16-101 – 8085 Main Street, Ellicott City

CONSENT AGENDA

14-78c – 8020-8022 Main Street, Ellicott City

Final tax credit approval.

Applicant: Mark Bean

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was demolished, then rebuilt. The Applicant seeks final tax credit approval for exterior

painting that was pre-approved in November 2014. The Applicant has submitted documentation that \$1,233.33 was spent on eligible, pre-approved work. The Applicant seeks \$308.33 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts add up to the requested amount. The total amount in the invoice is higher than the number claimed by the Applicant as the painter was hired to paint three cornices at the same time. The Applicant paid the total amount for the three cornices and was later reimbursed by his neighbors. The line item for the painting of the lintels only applies to the Applicant's property.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-66c – 8098 Main Street, Ellicott City

Final tax credit approval.

Applicant: Jackie Everett

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant was pre-approved on September 1, 2016 to replace the front doors that were destroyed in the flood with a double 10-lite door. The Applicant has submitted documentation that \$3,948.92 was spent on eligible, pre-approved work. The Applicant seeks \$987.23 in final tax credits.

Staff Comments: The work complies with that pre-approved and the receipts and cancelled checks add up to the requested amount.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-88 – 8137 Main Street, Ellicott City

Certificate of Approval to install sign.

Applicant: Jennie Melvin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1906. The Applicant proposes to install a flat mounted sign on the front of the building, directly above the door. The sign will be 30 inches high by 60 inches wide, for a total of 15 square feet. The background of the sign will be black with white and asparagus green text and small graphic. The sign will be installed above the door and will fit into a stone panel detail on the building, where signs have been located in the past. The sign will read on four lines:



Figure 1 - Proposed sign

J. MELVIN
PREMIER PROPERTIES
REAL ESTATE OFFICE
Est 2009

Staff Comments: The sign generally complies with Chapter 11.A (page 80) recommendations, “use simple, legible words and graphics” and “keep letters to a minimum and the message brief and to the point.” The sign only identifies the name of the business and the date established. The sign has three colors, which complies with Chapter 11.A (page 80) recommendations, “use a minimum number of colors, generally no more than three.”

The sign does not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

Chapter 11.B (page 83) of the Guidelines recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.” This sign will be installed directly above the front door, within a panel detail above the door. Signs have been used in this location in the past and it is the most appropriate location on this building to install a sign. While the size is slightly larger than recommended by Chapter 11.B, the Applicant has confirmed the sign will fit into the panel above the door, so it will be proportionate to the space.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-94 – 8289 Main Street, Ellicott City

Certificate of Approval for exterior alterations to rear yard wall and fence.

Applicant: Courtney Kehoe

Background & Scope of Work: This building is located in the Ellicott City Historic District. According to SDAT the building dates to 1924. According to Joetta Cramm’s book, *Historic Ellicott City*, the building was used as the Ellicott City Garage, a Ford agency. The Applicant proposes the following work:

- 1) Replace the existing wood wall with a stone wall.
- 2) Replace existing chain link fence with a black aluminum fence and two seamless matching gates. The fence will be 48 inches tall with pickets 4.5 inches on center and the gate will have 4-foot posts and be a total of 54 inches tall with pickets 4.5 inches on center.

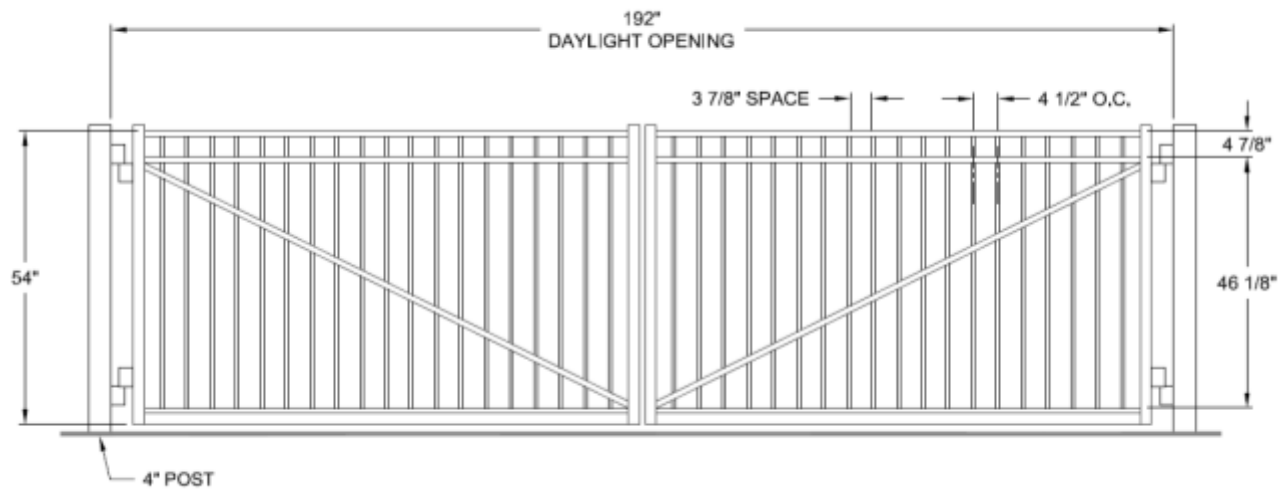


Figure 3 - Proposed gate

Staff Comments: Chapter 9.D explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The replacement of the existing timber retaining wall with a stone retaining wall complies with Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that was used complements the historic stone found on the remainder of the retaining wall and in Ellicott City.

The black metal fence and gate will be a more historically appropriate fence than the existing chain link, as recommended by Chapter 9.D which states, “install open fencing generally not more than five feet high, of wood or dark metal.”

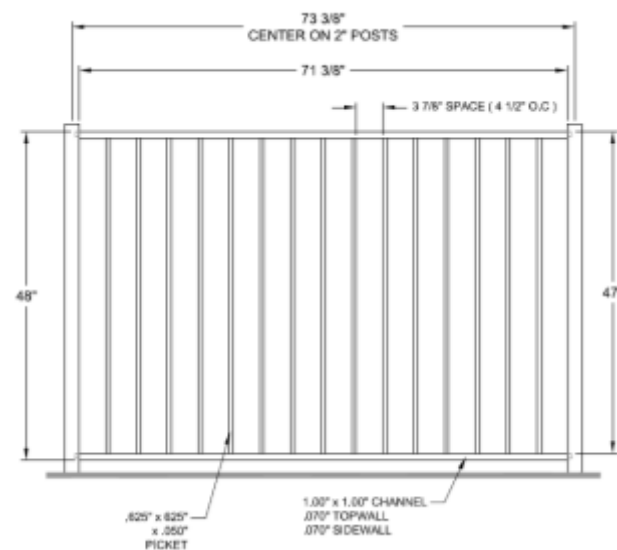


Figure 2 - Proposed fence

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

16-97 – 8210-8212 Main Street

Certificate of Approval for exterior alteration. Tax credit pre-approval.

Applicant: Charles Alexander

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant proposes to replace the flat roof at the rear of the building and the raised roof where the building meets the neighboring building at 8202 Main Street. The roofs will be replaced with a Firestone EPDM membrane roof with prefinished steel trim to match the existing. Any damaged wood

decking will be replaced in-kind as needed when the existing membrane roof is removed and the decking is visible. Insulation will also be added. There is a small section of rusted metal gutters and downspouts on the side of the building adjoining 8202 Main Street that will be replaced with white aluminum gutters and downspouts. The Applicant seeks tax credit pre-approval for the work.

Staff Comments: The roof replacement is considered Routine Maintenance per Chapter 5 of the Guidelines, “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The roof will be replaced with an EPDM roof to match the existing. The limited replacement of the gutters and downspouts will not be an in-kind repair, but comply with Chapter 6.E of the Guidelines, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim.” The existing gutter and downspout in the area to be replaced is not visible from the street and is in poor condition. The replacement will be with white gutters, which better matches the white trim work on the building. The long downspout shown in the application on the rear of the building will remain in place and is not part of the work being done.

Staff Recommendation: Staff recommends Approval as submitted and tax credit pre-approval for the work.

Testimony: There was no testimony.

Motion: Mr. Roth moved to approve the application as submitted Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

16-89 – 3585 Church Road, Ellicott City

Certificate of Approval to install shed.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1865. The Applicant proposes to construct a 12 foot wide by 16 foot long detached garden shed on the property. The shed will contain the following elements:

- 1) A charcoal gray asphalt shingle roof to match the existing house.
- 2) The siding on the shed will be wood clapboard painted white (the application says DuraTemp T111, but the Applicant has indicated they are now proposing to use clapboard).
- 3) The windows will be 6:6 vinyl with a 4-lite transom window.
- 4) The doors will be classic barn doors made from Duratemp T111 painted white with black exposed hinges.

The shed will be detached from the main structure, located in the side yard, as shown in the submitted plan.



Figure 4 - Proposed shed



Figure 5 - Highlighted location of proposed shed

Staff Comments: The proposed shed generally complies with Chapter 7 of the Guidelines recommendations for ‘Additions, Porches and Outbuildings.’ The location of the shed complies with Chapter 7.C (page 55) recommendations, “if allowed by the size and shape of the property, place new outbuildings to the side or rear of the main building, separated from the main building by a substantial setback” and “design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood.” The proposed shed will be located in the side yard and the application says it will be located further away from the public road and main house than a previous shed was located. The shed will also be compatible in scale, form and detailing with the historic house on the property through features such as 6:6 windows and the 4 lite transom, which are echoed on the historic house in 9:9 lite window pattern and 2 lite transom.

Chapter 7.C recommends “use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood. (The guidelines for materials for building additions will usually apply.)” Those guidelines state, “on any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building” and “for frame construction, use wood siding or wood shingle similar in appearance to the siding or shingles on the existing building.” The use of the clapboard siding complies with this recommendation as the historic house has wood board and batten siding. The clapboard will not be an exact replication, but is a historic siding type that will be compatible with the main historic house. However, the use of vinyl windows would not typically be approved for an addition. Staff recommends a wood or clad wood window be used, which better complies with the Guidelines recommendations to be compatible with the existing house and neighborhood.

The proposed charcoal asphalt roof complies with Chapter 7.A recommendations, “roofing materials may be similar to historic roofing material on the existing building or may be unobtrusive modern material such as asphalt shingles.” The existing historic house has a charcoal gray asphalt roof so the proposed asphalt shingle shed roof will be compatible.

Staff Recommendation: Staff recommends Approval, but recommends a more appropriate window material be used.

Testimony: Ms. Kepnes was not present at the meeting. Ms. Holmes read an email from Ms. Kepnes. Ms. Kepnes said she was looking at a shed without windows until she saw the proposed shed with windows which complements the historic house. She said the vinyl windows would not be very visible given the set back from the road. Ms. Tennor asked if the vinyl windows were the manufactured standard. Ms. Holmes said yes. Mr. Roth asked about the neighboring property. Ms. Holmes stated the shed will be closest to the new home under construction on the adjacent property and not near historic homes.

Mr. Shad swore in Todd Taylor for public comment. Mr. Taylor said all of the properties in the Applicant’s neighborhood originally had sheds in 1888 that were used as animal pens and carriage barns. He said there are properties in the neighborhood that have vinyl windows installed prior to the existence of the Historic Preservation Commission. Ms. Tennor asked about the size of the shed. Mr. Taylor said the proposed shed was a little smaller compared to when they were used for animals and carriages. Mr. Lewis Taylor reminded the Commission with the Ellicott City Guidelines that vinyl windows may be acceptable on modern additions to historic buildings if the addition is to the rear of the building with little visibility from public ways or neighboring property. Ms. Zoren asked if a foundation was required for installation of the shed since the plan showed a 4 foot elevation change. Ms. Burgess said the shed was not to scale on the plan but was just showing the location in proximity to the property. Ms. Burgess said the grade may not be as steep as shown.

Motion: Ms. Tennor moved to approve the application as submitted with the condition that a foundation is not required. The Applicant needs to return to Commission for approval for a foundation. Mr. Roth seconded. The motion was unanimously approved.

16-90 – 8497 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval.

Applicant: Bertha G. Burgess

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1968. This building is not historic due to the age and architectural style, which is a rancher. The Applicant proposes the following work:

- 1) Remove the existing asbestos siding and replace it with HardiePlank lap siding in the cedarmill finish. The asbestos siding is the original siding. Some of the asbestos siding was damaged in the July 30 flood. HardieWrap weather barrier will be installed on the entire house, prior to the siding going on. The siding will be the color Boothbay Blue. The house currently has blue asbestos siding, which is the original siding.
- 2) Install PVC trim coil on all windows, doors, soffits, rake and fascia in the color white. All trim is currently wood, painted white.
- 3) Install 5 inch white seamless gutters on the entire house.
- 4) Install extra large 3-inch by 4-inch fitted downspouts on the entire house, in the color white.



Figure 6 - Subject house

The Applicant seeks tax credit pre-approval for the work.

Staff Comments: This building is not historic as it dates to 1968 and is a ranch style home. The work is not eligible for tax credits because the building is not historic. The replacement of the existing asbestos siding with HardiePlank lap siding complies with Chapter 6.D recommendations for possible exceptions, “especially on non-historic buildings, vinyl or aluminum siding may be replaced with a similar material, preferably one that is an improvement over the existing material in appearance.” The replacement of the asbestos siding with the HardiePlank complies with the Guidelines as both products are made from fiber cement materials. However, the HardiePlank is an improvement in appearance over the asbestos and is more compatible in appearance with the neighboring buildings due to its similarities to wood lap siding.

The Applicant also proposes to cover the wood trim around the doors, windows, soffits, rake and fascia using a PVC trim coil in the color white. Staff finds this is a modern product that appears to be more of a band-aid fix, covering the wood trim. It would be more appropriate to repair, sand and paint the wood trim or replace it entirely with a HardieTrim to match the siding and use one consistent material on the house. Repairing the wood or replacing with a Hardie product would ensure proper profiles are maintained, which would not be accomplished by adding a thin covering over the wood. The PVC trim coil may actually trap water and condensation, causing more moisture related problems that would not be visible.

Chapter 6.E (page 32) of the Guidelines recommends, “use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” The Applicant only proposes to replace the existing downspouts and gutters with a seamless gutters and downspouts and the color will remain white.

Staff Recommendation: Staff recommends:

- 1) Approval of HardiePlank siding.
- 2) Denial of PVC trim coil, but approval of using HardieTrim or repairing the wood.
- 3) Approval of new gutters and downspouts.

Testimony: Mr. Shad swore in Bertha Burgess, Brian Burgess, and Theodore Green. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Burgess said the house trim material has been revised to be HardieTrim. He said the rotting wood will be replaced with new wood not PVC. Mr. Reich asked if the new materials will go on top of the asbestos siding. Mr. Burgess said all asbestos materials will be removed before the new materials will be added. Mr. Burgess asked when the project can begin. Ms. Holmes said an approval letter will be sent to him next week to file for building permit.

Motion: Mr. Roth moved to approve the application per staff recommendations. Ms. Tennor seconded. The motion was unanimously approved.

16-91 – 8307 Main Street, Ellicott City

Certificate of Approval for retroactive approval for the installation of stone landscape bed and pavers.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks retroactive approval for the installation of three new stone landscape beds along the sidewalk and entryway of 8307 Main Street. The walls are 18 inches high, including the seating cap, and match the previously approved landscape walls on the property. Additionally granite cobblestones were installed around the landscape beds and across the driveway entrance along Main Street and require approval.



Figure 7 - Landscape beds for retroactive approval along Main Street



Figure 8 - Granite cobblestone pavers installed

Staff Comments: In August 2016 the Applicant came before the Commission to construct one landscape bed and one stone wall on this property in place of a block wall and the application was approved. However, the wall was built as a landscape bed. The existing landscape bed is a nice addition to the space, but it does not comply with the approved plans, which were to replace the block wall with a stone wall to match, as shown below in Figure 9. This alteration will need to be addressed retroactively.



Figure 9 - Before - Original block wall that was proposed to be replaced with a wall



Figure 10 –After - Landscape bed built in place of wall at Figure 9



Figure 11 - Approved replacement wall from August 2016

The new landscape beds along Main Street match the landscape beds in front of La Palapa, so there is one consistent style of stonework used on the site. The landscape beds along Main Street and the altered wall/landscape bed comply with Chapter 9.D (page 70) of the Guidelines, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that will be used in the wall complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends retroactive approval of the front landscape beds and the rear triangular landscape bed, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

Testimony: Mr. Shad swore in Courtney Kehoe. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe addressed the concern for bed maintenance by saying there is staff responsible to maintain the flower beds. Mr. Shad asked when the walls were built. Ms. Kehoe said the previous timber wall flower beds were washed away by the July 30 flood and the stone walls were built before Main Street reopened. Mr. Shad reiterated the importance to obtain pre-approval instead of retroactive approvals including providing the Commission with documentation to ensure the process was followed. Mr. Reich said the walls break up the paving that are complimentary to Ellicott City’s streetscape. Ms. Zoren asked if the flower beds were considered for bioretention purposes such as directing the downspouts to the beds. Ms. Kehoe said the new flower bed has been constructed with an additional pipe

allowing for improved drainage from the parking lot. Ms. Kehoe said they will consider the bioretention suggestion.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. Mr. Shad opposed. The motion passed 4 to 1.

16-92 – 8321 Main Street, Ellicott City

Certificate of Approval for the installation of stone landscape beds.

Applicant: Miriam Eades

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The Applicant seeks approval for the installation of two new stone landscape beds along the sidewalk and entryway to match those found in front of 8307 Main Street. The same stone will be used and they will be built the same size. Additionally, the same granite pavers that were used at 8307 Main Street will be installed around the proposed landscape beds. The proposed landscape bed will adjoin the neighboring bed at 8307 Main Street with no separation.

Staff Comments: Chapter 9.D (page 69) of the Guidelines explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The stone landscape beds and pavers comply with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone that will be used complements the historic stone found in Ellicott City.

Staff Recommendation: Staff recommends Approval as submitted, contingent upon the landscape beds being properly maintained with healthy landscaping and to be free of trash. If the beds are not maintained, Staff recommends they be removed.

Testimony: Ms. Eades was not present at the meeting. Ms. Tennor inquired who will be responsible for the maintenance of the flower beds. Mr. Reich said staff recommendations should be followed since the flower beds are on private property. Mr. Taylor said the HPC has no authority to give violations to poorly maintained beds. He said that action can be taken only if the Applicant has done work without a Certificate of Approval (COA) or done work subject to a COA that is not in accord with the COA. Mr. Taylor said HPC can add a contingency considering the beds as planters and not having dead plants that would have negative effects on the exterior appearance.

Ms. Tennor moved to go into closed session at 7:30pm to receive legal advice on maintenance requirements for landscape elements. Mr. Reich seconded. The motion was unanimously approved. The Board returned to open session at 7:36pm but skipped the decision and came back to the case toward the end of the meeting

Motion: Mr. Reich moved to approve the application as submitted per staff comments. Ms. Tennor seconded. The motion was unanimously approved.

16-93 – 3733 Old Columbia Pike, Ellicott City

Certificate of Approval for exterior alterations to front door.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to install wood pilasters with door head trim around the door. The door head would extend about two feet out from the building. This is being proposed in place of an awning.

The photos submitted show that a new door has been installed on the building. The previously existing door, which was not historic, was a 1 lite over two vertical panel with 1 lite over 1 panel sidelights. The new doors are 9 lite over 2 vertical panel with a 3 lite over 1 panel door. The material of the previously existing door is wood and the new door is wood to match the previously existing. Although the door is more architecturally appropriate for the building, this alteration was done without approval and will need to be heard by the Commission.



Figure 12 - Proposed trim around front door

The previously existing sliding barn doors surrounding the front door have been removed, possibly for the siding repair. The doors are not shown on the mocked up image with the added door trim. The removal of this feature will require approval, in addition to any overhang that is installed.



Figure 13 - Google Streetview from 2011

Staff Comments: The proposed trim around the door is a Greek Revival detail that would not historically be found on a building of this utilitarian/agricultural style. Chapter 6.G of the Guidelines (page 38) recommends against, “using doors or door frames that are overly decorative, out of character with the style of the building. Staff recommends the Applicant consider an alternative style of overhang, such as the one shown in Figure 14. The overhang shown below is on a carriage house of a similar style to the subject building. The carriage house below also has sliding barn doors, similar to the subject building.

Staff recommends the replacement door be approved at this time as well. The new 9 lite over 2 panel door with 3 lite over 1 panel sidelights better match the existing building, which already has a 9 lite over 2 panel door. Chapter 6.G (page 37) recommends, ‘replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.’ While the previously existing door was not an inappropriate modern door, the replacement door will make the various doors on the building one consistent style and is still very similar to the door that was replaced.



Figure 14 - Overhang detail on carriage house. Photo from www.fredenallbuilding.com

Staff Recommendation: Staff recommends denial of the proposed door trim as it is not an architecturally appropriate alteration for the building. Staff recommends retroactive approval of the replacement door.

Testimony: Mr. Shad swore in Randy Marriner. Ms. Kehoe had already been sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. Marriner said the original door was damaged and he did not know replacement required pre-approval. He stated the door was not in compliance because it swung in instead of swinging out. Mr. Marriner said the main entrance needs weather protection. The barn doors were removed and stored inside the building for repair. Mr. Shad asked the Applicant if the intention was to replace the barn doors on the side of the main door. Mr. Marriner said yes and directed the Commission to Figure 13 showing the location of the barn doors. He suggested that the main entrance stoop with the ADA ramp could be enclosed and turned into a weather proof structure. Ms. Tennor responded that suggestion could look like a porch and that would not be complimentary to the architecture and the sliding barn doors. Mr. Reich mentioned an enclosure could have setback limitations to the road. Mr. Reich suggested a cantilevered design. Ms. Zoren said the overhang needs appropriate supports in height, slope and depth. Ms. Zoren requested a drawing be submitted. Mr. Reich said the staff recommendation with a 2 foot metal overhang is unobtrusive. Mr. Marriner stated he is agreeable with the staff recommendations of a metal overhang. Ms. Tennor said the staff recommendations shown in figure 14 above was appropriate for the building if the roof of the shed run the width of the door.

Motion: Mr. Reich moved to approve the application with the amendment of staff approving a small metal canopy up to 18 inches to cover the door and the barn door panels. The finish of the metal is up to staff's approval. Ms. Tennor seconded. The motion was unanimously approved.

16-95 – 8307 Main Street, Ellicott City

Certificate of Approval for the installation of signs.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant seeks approval to install three signs on the building; one on the rear, one on the side facing Forrest Street and one directory sign along Main Street. The Applicant has submitted two different sign designs for approval, one option that is internally lit and one option that is an aluminum flat mounted sign with gooseneck lights. The signs will read “The MarketPlace” on one line. The Applicant also proposes to install a sign in the common directory sign in front of the building.



Figure 15 - Internally lit option



Figure 16 - Flat mounted aluminum sign option



Figure 17 - Internally lit option



Figure 18 - Flat mounted aluminum sign option

Comments: Chapter 11.A of the Guidelines (page 81) recommend against using, “internally lit plastic signs” and “signs made of modern materials that do not relate to the historic structures.” The internally lit signs do not comply with Chapter 11.A, which recommends, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” Staff recommends Denial of the internally lit signs as they do not comply with the Guidelines.

Chapter 11.B states, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign. More sign area is appropriate for some of Ellicott City’s larger buildings, where these limits would result in signs that are ineffective or not in scale with the building.”

The aluminum signs will each be 25.5 square feet, which is significantly larger than recommended by the Guidelines. The signs are also placed awkwardly on the building facades, and do not fit within any architectural features. Chapter 11.B recommends, “incorporate the sign into the façade of the building. Signs should fit within the lines and panels of the façade as defined by the building frame and architectural details.”

The sign on the rear of the building, at the MarketPlace entrance, is not centered over the lower window nor centered with the upper window. The sign on the side of the building is also not centered over the lower large window nor centered between the upper two windows. A larger sign than typically recommended by the Guidelines may be appropriate for this building, but the signs should be reduced from their current size and scaled to fit within an architectural feature as recommended by the Guidelines.



Figure 19 - Directory sign on Main Street

The signs do not comply with Chapter 11.A (page 80) recommendation to use “historically appropriate materials such as wood or iron for signs and supporting hardware.” The signs will be made of aluminum, but will be flat mounted to the building so the lack of depth in the modern material will not be highly noticeable.

The signs comply with Chapter 11 recommendations for signs, such as “use simple, legible words and graphics. Keep letters to a minimum and the message brief and to the point” and “use a minimum number of colors, generally no more than three.” Chapter 11.A recommends “coordinate sign colors with the colors used in the building façade.” The sign will only be black and white.

The proposed gooseneck lights comply with Chapter 11.A recommendations, “use indirect lighting or concealed light fixtures with concealed wiring to illuminate signs. If the light source will be visible, select a fixture compatible with the style of the building. Minimize glare by focusing the light on the sign.” The three gooseneck lights will be directed at the sign. The black metal fixtures also comply with Chapter 9.E recommendations, “use dark metal or a similar material.” The Guidelines recommend against using internally lit plastic signs, so the use of separate lighting fixtures as proposed complies with the Guidelines.

Staff Recommendation: Staff recommends Denial of internally lit signs. Staff recommends Approval of directory sign. Staff finds the flat mounted aluminum sign and gooseneck lights comply with the Guidelines, but recommends the sign be reduced in size and better placed on the building prior to Staff recommending approval.

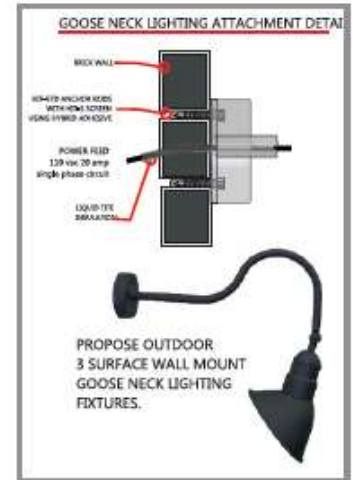


Figure 20 - Proposed gooseneck lighting

Testimony: Ms. Kehoe was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe asked to change the application to Advisory Comments seeking input on the size, color, fonts and placement of the sign. The Applicant stated the proposed sign for the MarketPlace may no longer be needed in a few months due to a different tenant occupying the space in the future. Ms. Tennor asked if the panel door is the entrance. Ms. Kehoe referred to Figure 15 and stated the entrance is where the van is shown. Ms. Tennor said the sign needs to fit in the width of the window not exceeding the length of the window. Ms. Tennor said the façade of the building is the back of the building. Ms. Tennor said the sign font is too modern for the building. Ms. Tennor stated since the sign is meant to be seen from a distance it should be centered on the windows not on the entrance. Ms. Kehoe was concerned that there are two separate tenants that may each have their own signage. Mr. Roth said it would be important to get symmetry between the two tenants' sign as they should be treated equally. Ms. Kehoe suggested each tenant should have their own sign above their own separate entrance. Ms. Kehoe said where the Marketplace currently was now would be off centered but if it was installed over the door, it could mimic the left side of the building where there was an identical entryway for the second tenant.

Ms. Tennor asked if the name, “The Marketplace”, was intended as an umbrella name for everyone in building. Ms. Kehoe said that was the intention. Ms. Holmes asked if a sign will be on the side of the building. Ms. Kehoe said no. Mr. Reich suggested a sign painted directly on the building to compliment the advertising style of the 1920s buildings.

Motion: The Certificate of Approval application was withdrawn by Ms. Kehoe and the application became Advisory Comments which is referenced in the above testimony.

16-96 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations, install wall and outdoor fireplace.

Applicant: Courtney Kehoe

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes the following work:

- 1) Build a stone wall 39 inches in height that connects to the existing river bed wall. The new wall will be built with stone to match the existing wall along the river bed.
- 2) The wall will have a footing of stone and be keystoned into the ground.
- 3) There will be a 6 foot opening from the end of the wall to the building where the existing sidewalk is.
- 4) Construct an outdoor stone fireplace in the front corner wall that is connected to the river bed wall. The fireplace will be flanked by firewood storage boxes.
- 5) Parking will be relocated to the Applicant's other private lots.



Figure 21 - Proposed outdoor fireplace

Staff Comments: Chapter 9.D (page 69) explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed stone wall complies with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The color and size of the stone is proposed to match the existing wall along the river bed, so the project will match existing walls found in Ellicott City.

The stone fireplace and wood boxes also generally comply with Chapter 9.D recommendations. Staff recommends a more gray stone, than brown as shown, be used to better the existing historic stone in the vicinity.



Figure 22 - Existing conditions



Figure 23 - Proposed location of wall



Figure 24 - Proposed fireplace siting

The application does not reference a gate, but the Applicant has indicated via email that a black aluminum gate would be installed to match the gate being used at 8289 Main Street. Staff inquired about a flood gate, but that has not been decided upon yet. Any future flood gate will need to be approved prior to installation.

This project will also require a building permit from the Department of Inspections, Licenses and Permits (DILP). The Department of Planning and Zoning (DPZ), Development Engineering Division (DED) has also looked briefly at the application and has recommended the gate opening be larger than 6 feet to accommodate an ambulance and other loading/unloading activities. This proposal will require an SDP redline through the Department of Planning and Zoning as well.

Staff Recommendation: Staff recommends Approval as submitted, with the following exceptions:

- 1) If there is a flood gate, it has not been reviewed as part of this application and will need to be approved prior to installation.
- 2) Staff recommends this approval contingent upon review and approval from the Department of Inspections, Licenses and Permits and the Department of Planning and Zoning, Development Engineering Division approvals.

Testimony: Ms. Kehoe was already sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Kehoe agreed with the recommendation to widen the opening from 6 feet to 10 feet for vehicular access. Ms. Kehoe said the floodgate is not permanent. Mr. Shad inquired who built the existing river bed wall. Ms. Burgess said it has been there for a long time and is not a new wall. Ms. Kehoe said the top of the wall may have been touched up due to the July 30 flood but that it was an existing wall. The proposed new wall would be the same stone construction as the existing stone wall. Ms. Zoren asked if the triangular area that was parking would be repaved. Ms. Kehoe said it should be repaved but nothing has been determined. The parking will be relocated to provide a multi-purpose patio for public gatherings. Ms. Zoren asked for the fireplace height. Ms. Kehoe said the specification was not available yet. Ms. Zoren suggested the fireplace height be shorter than the submitted picture. Mr. Reich said a detailed drawing with measurements needs to be submitted for the fireplace approval. Ms. Kehoe agreed to continue the application to the December meeting for the fireplace approval. Ms. Burgess asked about the potential unlevelled ground for the courtyard access if the opening is increased 4 feet beyond the curb of the sidewalk

on to the asphalt parking area. Ms. Kehoe said the curb is low to the ground in that area because of the ADA ramp on the sidewalk so she does not anticipate an uneven opening.

Ms. Kehoe asked if approval can be granted should the fireplace not be built and only the wall will be extended all the way to the existing wall. Mr. Taylor said no. The Commission clarified the Applicant could phase in the building of fireplace later by seeking separate approval but the approval of the stone wall construction tying in to the existing wall could be granted.

Motion: Mr. Reich, excluding the fireplace installation, moved to approve the stone wall construction as drawn on the site plan which would start from the existing channel wall and go up to a distance approximately ten feet from the back wall of the existing building to be 39 inches tall and to match in character, color and design of the existing channel retaining wall. Mr. Roth seconded. The motion was unanimously approved.

16-98 – 8004, 8008, 8012 Main Street, Ellicott City

Certificate of Approval for exterior alterations to storefront.

Applicant: Maureen Sweeney Smith, Ellicott City Partnership

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890, although it most likely dates to the mid to late 1920s as the original Patapsco Hotel collapsed and was then demolished and rebuilt.

This is an emergency application due to the flood of July 30, 2016. The building was damaged in the flood and has been boarded up with plywood sheeting for safety and to prevent additional damage. Out of necessity, the alterations to the façade have not been considered for a Certificate of Approval. The proposed work involves painting murals on the plywood sheeting in advance of the holiday season, which is a critical time for the commerce of historic Main Street. Although the murals are expected to be temporary, their duration is unknown at this time. The murals will be installed across the three storefronts shown in Figures 25 and 26, although the ‘after’ photo in Figure 27 only shows two storefronts.



Figure 25 - Facade after flood



Figure 26 - Facades after flood



Figure 27 - Proposed murals

Staff Comments: Chapter 11.D provides recommendations for wall murals, which are the most applicable guidelines for this case. These guidelines state that murals should “contribute significantly to the historical, architectural or aesthetic character of the area...well-executed artwork such as wall murals can make a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission.” The proposed wall murals relate directly to the historical, architectural and aesthetic character of the area. These buildings have historically contained businesses and the murals will show images of items typically displayed in the current business. The building facades were damaged in the flood and the mural will simply cover the damage while the work is being done. The mural will improve the architectural and aesthetic character that unpainted plywood or a broken window or visible damaged interiors would otherwise not achieve. The paint colors are complimentary to the existing palette of the building. The plywood on the doors will be painted to look like historically appropriate doors.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Maureen Sweeney Smith. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Smith said the merchants who have opened their stores were worried about boarded up storefronts throughout town. Five stores would need this temporary treatment for about 3 months. Ms. Smith said the goal is to get them up before November 26 which is small business Saturday and the grand reopening of Main Street. Ms. Tennor asked how the murals will be created. Ms. Smith said each mural will be different. She explained the glass storefronts will have photographs from printed vinyl to adhere to the glass. The plywood storefronts would be painted by a local artist. Ms. Burgess asked if each location on the application needs to be discussed this evening or just this specific building. Ms. Smith said she only had the concept of this building but due to time constraints, she asked the Commission if Staff could approve all the other murals. Ms. Tennor said the other murals should be deferred to Staff for approval. Mr. Reich recommends having the idea of real storefronts. For example, if the store will be a cheese shop, the mural should be a reflection of the business showing cheese. Ms. Tennor proposed a time limit of 6 months for the murals use. Ms. Smith agreed. Ms. Tennor stated the Commission can only approve 8004, 8008, 8012

Main Street per the application and not the other proposed locations today. Mr. Lewis said it is expected that Council will pass legislation next week providing for staff approval including signs on subsequent applications which staff will advertise on the Howard County website. If there was any objection, it will return to the Commission.

Motion: Ms. Tennor moved to approve the application as submitted with the provision of a 6 month time limit for all murals. If repairs go beyond or the shop is not leased within 6 months, the Applicant needs to return to the Commission for an extension subject to staff approval for the actual artwork. Mr. Roth seconded. The motion was unanimously approved.

16-99 –8316 Main Street/Stream channel wall under Ellicott Mills Brewing Company, Ellicott City

Certificate of Approval to replace wall.

Applicant: Mark DeLuca, Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920 and the stream channel wall may be older. This is an emergency application due to the flood of July 30, 2016. The property was posted with a sign more than 24 hours before the meeting. The wall serves two separate functions as a structural component of the building and as the channel wall for the stream. The wall needs to be repaired for these purposes.

The Applicant proposes to rebuild the stream channel wall, which is located under the building. The existing wall is made of stone, although it is no longer stable. Unstable portions of the wall will be demolished and a new cast-in-place concrete wall will be constructed. The existing stone will be saved and cut to 6 inches thick to be used as a veneer on the visible portions of the new concrete wall. The top of the wall will also be veneered with the stone and will match the existing. The stone top will extend the full length of the wall. The new wall will be feathered into the existing wall to stagger the mortar joint and the new mortar will match the existing. The stone veneer will not extend under the building or wall the wall is not visible.

Staff Comments: Chapter 9.D (page 69) explains, “retaining walls of granite, brick or timber may be appropriate depending on the context...new granite walls are expensive, but retaining walls faced with granite or with a surface treatment that resembles Ellicott City’s typical stonework can be appropriate in visible locations.” The proposed concrete veneered stone wall complies with Chapter 9.D (page 70) recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.” The existing historic stone will be reused as a veneer on the visible portions of the wall. The only portions of the wall that will not have a veneer will not be visible from the public way.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Mark DeLuca, Deputy Director of Department of Public Works (DPW). Mr. Shad asked if there were any additions or corrections to the Staff comments. Mr. DeLuca said no but he will answer any questions that the Board has. Ms. Burgess said to Mr. Shad, the Applicant previously came for Advisory Comments not approval. Ms. Tennor asked if the scope of work has remained the same from the time the Applicant submitted for advisory comments. Mr. DeLuca said the scope of work is still the same but the current application has more details. Mr. DeLuca said the treatment on top of the wall will be a stone cap that will run the full length of the wall. Mr. DeLuca explained the same stone from the walls will be reused. The stone will be taken to a local quarry to be cut into 6 inch width and installed on a six inch ledge. Ms. Zoren asked if any surplus stones will be saved for future use. Mr. DeLuca said yes they will continue to stock pile the Ellicott City stone for reuse.

Motion: Mr. Reich moved to approve the application as submitted. Ms. Tennor seconded. The motion was unanimously approved.

16-100 – 8055 Main Street, Ellicott City

Certificate of Approval to make exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program.

Applicant: Sally Fox Tennant

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration. The property was posted with a sign more than 24 hours before the meeting.

The Applicant proposes to make the following repairs:

- 1) Rebuild broken left storefront window to match right storefront window as shown in Figure 28 using wood framing instead of metal. Bricks to be replaced and painted to match existing.
- 2) Replace cracked glass and repair windows as needed on right storefront window.
- 3) Repair existing wood full view front door and framing. If repair is not possible, replace with new wood framing and wood full view door to match existing.



Figure 28 - Facade after flood



Figure 29 - Door to apartments
on front of building



Figure 30 - Facade before Benjamin Moore paint project
in 2014

- 4) Repair existing 4 lite over 3 horizontal panels wood door and framing on left side of building leading to apartments above. If repair is not possible, replace with new wood framing and 4 lite over 3 horizontal panel wood door to match existing. See Figure 29.
- 5) Replace sign that was removed several years ago to match the previously existing as shown in Figure 30.
- 6) The gutters need to be replaced and the building repaired where the gutters attach to the building.
- 7) The cornice needs to be sealed and repaired.
- 8) The exterior lights need to be rewired or replaced.

Staff Comments: The application is generally considered Routine Maintenance, per Chapter 5 which states that Routine Maintenance is the “repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.” The doors will be repaired if possible or otherwise replaced to match the existing in design and material. The storefront window will be repaired to match the existing, although it will be framed in wood instead of metal. The replacement of the gutters, repair of the building where the gutters are connected and repair of the cornice and replacement of exterior lights all are considered Routine Maintenance.

Staff Recommendation: Staff recommends approval of the application as submitted. Staff recommends tax credit pre-approval for Items 1-7. The replacement of the exterior lights in Item 8 are also eligible for the tax credit, but aside from the installation of the fixtures, any other electrical work such as rewiring, is not eligible for the tax credit.

Testimony: Mr. Shad swore in Sally Fox Tennant. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Tennant asked if interior repairs are eligible for tax credit. Ms. Burgess said only interior structural repairs are applicable for tax credit. Ms. Holmes said the previous sign approval did not have dimensions since it was submitted a while ago before the current application requirements. Ms. Tennant said the sign will fill the same area which is approximately 90 inches by 60 inches. Ms. Tennant said the color of the sign will match the current building façade which is sage and lavender and not the previous pink color. Staff will provide Ms. Tennant with the Benjamin Moore lavender and sage color palette that she was approved for.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

16-101 – 8085 Main Street, Ellicott City

Certificate of Approval to make exterior alterations and repairs. Tax credit pre-approval. Façade Improvement Program.

Applicant: Michael Baldwin

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920, but was severely damaged in a November 1999 six alarm fire. This application is considered an emergency as the building sustained flooding and damage during the July 30th flood. The repairs will allow the Applicant to have a secured building in order to start repairs, control mold remediation and protect against future water infiltration. The property was posted with a sign more than 24 hours before the meeting.

The Applicant proposes the following work:

Building Foundation/Decking/Interior Structural Work

- 1) Remove the existing steel beam supported wood joist floor framing system that spans the Tiber River and replace it with a structural poured in place concrete beam/floor decking system. The original floor joist system has been compromised by two fires and the flood and is no longer safe. Replace existing structural floor sheathing in the front of the building, in an area that does not span the Tiber River. This structural work is estimated to cost \$60,000 to \$70,000.
- 2) Replace the existing compromised structural framing around the stairwell. The stairs will be widened from less than 3 feet wide to 4 feet wide for better egress and safety. (Some of the framing may be considered structural but consultation with Department of Inspections, Licenses and Permits is needed for clarification.)

Sides of Building

- 3) Replace wood framed walls on the sides of the building, which are located over the river, with structural concrete block walls to support the second floor and to assist with flood control.
 - a. The west/downstream side will remain block as it is not visible due to its proximity to the neighboring building.
 - b. The east/upstream side of the building is currently sided in wood siding. New wood siding will be installed over the concrete block walls and painted a beige color, McCormick Paints 'Court yard' 0344.
- 4) Add a pair of 6:1 wood windows between the existing 8:1 and 6:1 wood windows on the east (downstream) side of the building as shown in Figure 30.



Figure 31 - Aerial of 8085 Main Street

- 5) Install 3 commercial glass windows on the east (downstream) side of the building to highlight the historical bridge truss on the right side of the building as shown in Figure 30.



Figure 32 - Proposed alterations to east side of building



Figure 33 - Existing east side of building

Front of Building

- 6) Replace the framed walls below the storefront windows with concrete block. Replace framing and panels around concrete block to match the previously existing design. The walls may be raised 6 to 8 inches higher than the existing walls, depending on the coursing of the block. If the wall is raised, the size of the windows would decrease as well.
- 7) Replace the storefront windows on the front of the building with impact resistant glass set into an inswing operable frame and sash. The current windows are not operable.
- 8) Rebuild the front entrance in a slightly different configuration. The two side doors would be removed and the main door brought forward to enlarge the width of the door to 3 feet for better egress. The previously existing side panels would be resized to 3 feet wide as well. Impact resistant glass will be used. This reconfiguration will allow a larger door and create a larger foyer space upon entering the building, which was previously very small.
- 9) Restore damaged dentil molding on first floor cornice.
- 10) Repair front façade to match the previously existing colors. The cornice and wood storefront will be Benjamin Moore Mopboard Black, the trim will be Franklin White and the panel inserts will be red.



Figure 34 - Front facade after flood

Rear of Building

- 11) Replace a window on the first floor rear of the building with a door for safety egress.
- 12) Paint the rear of the building a beige color, McCormick Paints 'Courtyard' 0344, to match the east side of building.

The Applicant seeks tax credit pre-approval and Façade Improvement Program funds for the work, but was unsure which programs the specific work qualifies for. Staff will clarify these items in the recommendation below.

Staff Comments: Although this application contains many repairs and alterations, the building will essentially look the same, but will be strengthened against possible future weather events.

Building Foundation/Decking/Interior Structural Work

Staff finds the concrete floor/decking system is a structural issue that will qualify for the County Historic Property Tax Credit. Section 20.112 of the County Code states that eligible work includes, “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” This alteration will serve as the main structural support for the building since the existing beams are no longer stable and will aid in protecting the building against any future flooding. Staff requires additional information on the structural framing around the staircase, but will discuss the matter the Department of Inspections, Licenses and Permits to determine if it is a structural issue. If it is, Staff would find it meets the qualifications of the Code to qualify for the tax credit as well.

Sides of Building

The existing windows on the side of the building are not the same windows that are in the 1983 photograph. The 1983 photograph has matching 1:1 windows, whereas the existing windows are 8:1 and 6:1 and are slightly different sizes now. The existing rear addition appears to be larger than the original addition as well, so there have been alterations over time.



Figure 35 - Side of building in 1983



Figure 36 - Current side view

Chapter 6.H (page 41) recommends against, “removing, adding or altering a window opening on a building’s primary façade or in any location where it affects historic features key to a building’s character.” The new proposed window openings are on the side of the building, not the primary façade and will not affect any historic features or features key to the character of the building. Furthermore, the side façade has already been altered due to the 1999 fire. The new windows will be made of wood, which comply with Chapter 6.H recommendations. The proposed windows will enhance this view of the building and make the side more of a focal point.

Front of Building

The front of the building has already been altered, as shown in Figure 36, a photo from 1983. The wood panels did not exist as this time and were added in 1993. The storefront windows and design has already changed over time and the proposed alterations will not detract from the architectural integrity of the building, but may prevent damage in the event of a future weather event. The proposed repair and alteration complies with Chapter 6.K recommendations, “when planning storefront repairs or alterations, unify the upper and lower floors in the new design. Use appropriate and matching materials and colors throughout the façade; use materials appropriate to the style and period of the



Figure 37 - Side of building in 1983

building; and use details of one time and type...” Although the proportion of the windows and panel area could change slightly with the addition of concrete block in place of wood framing, panels and trim of the same design and colors will be put back in place and the building will generally look the same.



Figure 38 - Front facade in 1983



Figure 39 - Front facade in 1983

Rear of Building

Chapter 6.H (page 41) of Guidelines recommends against, “removing, adding or altering a window opening on a building’s primary façade or in any location where it affects historic features key to the building’s character.” The proposed window to door conversion will be located on rear of the building, and this location on the building is not visible from the public right of way. The window will be converted to a door in order to assist with emergency egress from the building. Staff requires additional information on the specs to be used for the door, but finds there is leniency in the type of door to be used due to the location as explained above.



Figure 40- Front facade after flood 2016

Staff Recommendation: Staff recommends:

- 1) Approval as submitted, contingent upon Staff approval of the specs for the conversion of the rear window to a door;
- 2) Tax credit pre-approval for Items 1-3 and 6-10, 12 which comply with Section 20.112 of the County Code.
 - a. Items 4 and 5 are considered new construction and do not qualify.
 - b. Item 8 would normally be considered new construction, but in this instance the entrance needs to be rebuilt regardless.
 - c. Staff would like the Commission to determine whether Item 11 qualifies for tax credits as it is an alteration that normally would be considered new construction, but is being done for safety egress.

Façade Improvement Program: Staff will approve the application for the Façade Improvement Program based on the approval from the Historic Preservation Commission and the Maryland Historical Trust, availability of funds and receipt of quotes for the work. If approved, Staff will issue a pre-approval letter explaining the amount approved once the final bid is received. The pre-approval is contingent upon a final approval when the work is complete and availability of funds. Work cannot begin until a Certificate of Approval and Façade Improvement Program Approval have been received. The items eligible for the Façade Improvement Program are limited to work done to the front of the building along Main Street.

Testimony: Mr. Shad swore in Evan Brown, the owner of Portalli's. Mr. Shad asked if there were any additions or corrections to the Staff comments. Ms. Tennor asked if there was a traditional alcove setback for the door and if the Applicant proposed to bring it forward and enclose the doorway. Mr. Evan said yes, there are three doorways currently, two on the sides and one in the center. Ms. Zoren asked about the size of the doors and their purpose. Ms. Holmes said there are side doors and then a 3 foot sidelight. Ms. Holmes said the building was two stores and the center door was used to access the 2nd floor. The buildings storefronts are not original and has been converted into one storefront. Mr. Reich asked if the storefront will be built exactly the same with the wood panels that existed prior to the flood damage. Mr. Brown said yes, the window size may change slightly depending on where the height of the block wall ends. He said instead of cutting the block, the construction will use full blocks so the windows may be a few inches higher off the ground. Mr. Brown said the same wood panels with the detail and dimensions will be used so that the storefront will look the same as it was before the flood but will have block behind the wall for added strength. Mr. Brown said the windows will be impact resistant operable glass. The windows will look like the original windows when closed.

Ms. Holmes asked if the awning will be removed. Mr. Brown said it will remain. Ms. Tennor asked if there were any options permitting the awning to stay but removing the supports that extend to the sidewalk. Mr. Brown is unsure of awning options.

Mr. Reich asked Mr. Brown to clarify the structural plan. Mr. Brown said a 14 to 20 inch thick concrete slab will be installed on top of a steel beam between the two channel walls of the river. Ms. Zoren said the floor could potentially be raised higher. Mr. Brown said the floor foundation may raise 4 inches if they are concrete floors.

Ms. Zoren asked if the Applicant would consider making the side windows double hung windows to match the windows above. Mr. Brown said the proposed windows were chosen to highlight the large wooden bridge truss that survived past natural disasters. Ms. Tennor asked if the lower display window frames would be metal or wood. Mr. Brown said they will be wood to match the wood siding. Mr. Bennett asked what will happen to the second floor use. Mr. Brown said it will remain the same use for restaurant seating since it was not damaged by the flood. Mr. Brown said the 3 foot wide stairs will be widened to 4 feet for safety.

Mr. Taylor asked Mr. Brown for clarification of the existence of the window that is proposed to turn into a door. Mr. Brown said the flood blew out the window so there is just an opening and a door would allow improved egress. Mr. Taylor said tax credits can be applied towards replacement of the window but the Applicant would install a door instead. Mr. Reich said the Applicant can provide documentation showing the cost of window replacement for tax credit to be issued even though a door will be replaced. Mr. Lewis stated tax credits are for the preservation of the historic structure. When a window is changed to a door, the historic structure is not preserved but since the size of the opening remains the same, the replacement of the door will not be tax credit eligible only for the cost difference to replace a window. Mr. Taylor advised the Commission that it was their discretion to allow tax credits for the preservation of the building. Mr. Reich said it does not matter if the opening is a door or window as long as the Applicant provides documentation for the cost of the window as long as it is not more than the cost of the door for tax credit approval.

Motion: Mr. Reich moved to approve the application as submitted with tax credits for the exterior window with documentation that it will be converted to a door. Ms. Tennor seconded. The motion was unanimously approved.

Other Business:

The Commission typically has not met in January in the past years. The Board agreed there will not be a January meeting in 2017. However, if an emergency meeting is needed, the Chair can call one.

Mr. Shad moved to adjourn. Mr. Roth seconded. The motion was unanimously approved and the meeting was adjourned at 9:52pm

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary